



Order Filed on May 6, 2024  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

Thomas J. Orr  
321 High Street  
Burlington, NJ 08016  
(609)386-8700  
tom@torrlaw.com  
Attorney for Madison Place Condominium Ass'n

In Re:

Lindsey Watson,

Debtor.

Case No. 23-18441

Adv. No. n/a

Hearing Date: May 8, 2024

Judge: ABA

**CONSENT ORDER RESOLVING PLAN OBJECTON**

The relief set forth on the following two pages is hereby **ORDERED**.

**DATED: May 6, 2024**

  
\_\_\_\_\_  
Honorable Andrew B. Altenburg, Jr.  
United States Bankruptcy Court

THOMAS J. ORR  
321 HIGH STREET  
BURLINGTON, NJ 08016  
tom@torrlaw.com  
(609)386-8700  
ATTORNEY FOR MADISON PLACE  
CONDOMINIUM ASSOCIATION

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In re

Lindsey Watson,

Debtor.

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Chapter 13  
Case No. 23-18441(ABA)

CONSENT ORDER RESOLVING PLAN  
OBJECTION AND CURING POST-PETITION  
ARREARS

The plan objection (ECF 7) filed by Madison Place Condominium Association ("Madison") is resolved on the following terms:

a) Madison's Proof of Claim (No. 1-1) is bifurcated to \$3,195.00 Secured and \$3,195.00 Unsecured.

b) Post-Petition Arrears are fixed at \$1,250.00 through and including April 2024. Debtor will cure the post-petition arrears outside the plan as follows:

1) An immediate payment of \$1,000; and


2) Payments of \$125.00 on June 1, 2024 and July 1, 2024.

Debtor will resume regular payments to Madison on May 1, 2024.

c) Upon clearance of the \$1,000 immediate payment, Madison will discharge the condominium lien filed on October 18, 2022. Madison shall be allowed \$250 counsel fees payable through the plan; and

d) Upon default of payments set forth in Paragraph B and after a grace period of thirty days, Madison may obtain an order vacating the stay upon Madison's certification. At the time the certification is filed with the Court, a copy of the certification shall be sent to the Chapter 13 Trustee, Debtor and Debtor's attorney.

We consent to this order.



/s/Thomas J. Orr, Esq.

Attorney for Madison Place Condominium Association

Dated: May 2, 2024

Robert

/s/Thomas Manchel, Esq.

Attorney for Debtor

Dated: May, 2024



5/2/2024

In re:  
Lindsey A. Watson  
Debtor

Case No. 23-18441-ABA  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-1  
Date Rcvd: May 06, 2024

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 08, 2024:

Recip ID	Recipient Name and Address
db	+ Lindsey A. Watson, 3203 Saxony Dr., Mount Laurel, NJ 08054-6815

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 08, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 6, 2024 at the address(es) listed below:

Name	Email Address
Andrew B Finberg	ecfmail@standingtrustee.com
Andrew B Finberg	on behalf of Trustee Andrew B Finberg ecfmail@standingtrustee.com
Brian E Caine	on behalf of Creditor Mount Laurel Township MUA bcaine@parkermccay.com BKcourtnotices@parkermccay.com
Denise E. Carlon	on behalf of Creditor LAKEVIEW LOAN SERVICING LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Robert Manchel	on behalf of Debtor Lindsey A. Watson manchellaw@yahoo.com manchel.robertb132225@notify.bestcase.com
Thomas J Orr	on behalf of Creditor Madison Place Condominium Association Inc. tom@torrlaw.com, xerna@aol.com;orrtr87054@notify.bestcase.com

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User: admin

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Date Rcvd: May 06, 2024

Form ID: pdf903

Total Noticed: 1

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7